

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** August 28, 2014

**Meeting No.:** 191

**Project:** EBDI-1812 Ashland Ave

**Phase:** Continued Final

**Location:** Ashland Ave at Rutland- East Baltimore

---

**PRESENTATION:**

Mr. Scott Levitan of Forest City and Bill Harris from the architectural firm Perkins and Will addressed the five major issues raised at the July 31<sup>st</sup> meeting. These five major issues are: 1). Main Corner Entrance, 2). Shared Service Area, 3). Material Selection, 4.) Roofscape and 5.) Exterior Light and Graphic Signage. The revised final design addresses these design components as follows:

- The retail faced has been angled back from the street level and has been slightly widened from approximately 9 feet to 15 feet.
- The side entrance elevation has been lightened up through materials and lighting. The service area has been integrated into the brick base with the penetration and doors more closely aligned.
- The change of the building base to a dark, almost black brick to compliment the silvery/grey metal panels. The exact metal panel dimensions have not been chosen but the intent is a mid-range band between the sample narrow bands and the wider bands. The chosen band width will represent an elegant and well-proportioned facade material against the brick.
- Roofscape- The original placement of several equipment boxes has been consolidated into one continuous box. The remaining equipment will be placed farther into the roof area and pulled away from the building edge.
- LED lighting will be recessed under 3 entrance areas. At the second side entrance, LED lighting will be recessed at the ceiling plane and turn the corner with linear lighting above the loading bays. A majority of the lighting treatment and choices will be shown in the approved site plan. A signage strategy will emphasize a modest but bold approach recognizing potential different tenant preferences. It is contemplated that the restaurant area will have banner signage. Building signage must be coordinated across tenants for a unified presence of signage.

**COMMENTS FROM THE PANEL:**

Overall there was consensus that the building design has responded to the previous comments from the panel and improved these design aspects of the project. The changes to the building entrance were important and achieve a far more welcoming entry into the building. The panel had the following specific comments:

- Secondary entrance continues to be weak and underplayed.
- Endorses the choice of the dark Endicott brick. Material samples shown to the panel are of an acceptable high quality and should be maintained in the final construction of the building. Panel expressed concern that the wider metal panel is too industrial but respects the expressed commitment to an elegant and well –proportioned metal panel that maintains design intent.
- The retail use should be respectful of the entrance and tenant signage throughout the building above should follow design controls adopted by the building management to prevent multiple tenants signing their individual windows.

- A specific Lighting Plan should be part of the Site Plan. It is expected that standard street lighting will be installed where required. A Lighting Plan should be submitted to the planning staff that indicates lighting at the building entrance, parking/loading areas and for the areas of green space.
- Sustainable design strategies should be implemented where appropriate such as a green roof.

**PANEL ACTION:**

Recommend final approval, with the above comments.

---

**Attending:**

Scott Levitan, Curtis Adams, John Lecker - Forest City

William Harris, Chris Lockery - Perkins and Will

Betsy Boykin – Core Studio Design

Zemi Gebrekristose – McKissack & McKissack

Kevin Litten - BBJ

Ms. Meany\*, Messr. Burns, Bowden and Haresign - UDARP Panel

Tom Stosur, Anthony Cataldo, – Planning Department